



**Architectural Review Board Meeting Minutes
Thursday, February 4, 2021
6:00 p.m.**

Board President, Jennifer Frazier, called to order the regularly scheduled meeting of the Architectural Review Board for the City of Twinsburg at 6:00 p.m.

Roll Call

Present: Jennifer Frazier, David Marcovitz, Marge Gantous, John Midlik (Late Arrival), Don Spice

Absent:

Others in attendance: Maureen Stauffer – City Council Representative, Ryan Kennedy – Building Department

Approval of Minutes: January 21, 2021

Motion: Approve as Submitted

Marge Gantous moved and David Marcovitz seconded, upon roll call the motion passed unanimously.

Review:

- **Case 21-02-12 – 2200 Highland Rd – Cleveland Furniture Sign Review – Mike Bizjak, Cesco Imaging**
 - Mike Bizjak and Cleveland Furniture’s owner presented the sign package. The submittal included a wall sign, monument sign, and directional signs. Mike Bizjak explained the need for each sign and location on the included site plan.
 - The red, black, and white color scheme offers high contrast for visibility.
 - Mike Bizjak detailed the need for variances in regards to the directional signs and monument sign. Variances needed include area, height, and side yard setback.
 - Jennifer Frazier asked about the driveway and if it is shared. Mike Bizjak said it is shared to a vacant lot behind the warehouse. It is undeveloped land.
 - The main wall sign was discussed. The building is adding a red coping to match the sign and brand. Don Spice liked this concept and simplicity of the sign.
 - Jennifer Frazier confirmed with Mike Bizjak that the wall sign is an allowable size.

- Mike Bizjak and the business owner went on to present an alternative wall sign that is placed partially above the front face of the building. The applicant asked for the board's feedback as this would require a variance. ARB members liked the look overall and thought the decision could be left to the business owner. Marge Gantous disagreed.
- The width of the red band in the sign was discussed in reference to the width of the coping.
- Jennifer Frazier believed the sign looked well thought out when extending above the building, especially with the red coping.

Motion – Approve Monument Sign as Submitted with Variance (Side Yard Setback):

Jennifer Frazier moved and Don Spice seconded, upon roll call the motion passed unanimously.

**Motion – Approve Wall Sign as Submitted with Variance (Sign Above Front Face):
(Either Placement Submitted, Owners Choice)**

Jennifer Frazier moved and David Marcovitz seconded, upon roll call the motion passed 4-1. Marge Gantous was the dissenting vote.

Motion – Approve Directional Signs as Submitted with Variances (Area, Height, Setback, Location):

John Midlik moved and David Marcovitz seconded, upon roll call the motion passed unanimously.

- **Case 21-02-13 – 8928 Darrow Rd – Pet Supplies Plus Sign Review – Linda Nichols, LAAD Sign**
 - Linda Nichols presented the sign package for Pet Supplies Plus. It includes the wall sign and panels for three monument signs.
 - Linda Nichols discussed the repainting, columns, and color of the raceway for the lettering.
 - Jennifer Frazier reviewed other businesses in the plaza and the wall signage design looks consistent with others.
 - Jennifer Frazier stated that the monument panel looks out of place with the bright green background. Marge Gantous agreed. The board asked that the background of the panel match the existing tenants. Pet Supplies Plus can use their own text with white lettering.

The Board is noting:

The monument sign will be in the standard colors of the existing panels. Pet Supplies Plus may use their own font.

Motion – Approve as Submitted:

Jennifer Frazier moved and Marge Gantous seconded, upon roll call the motion passed unanimously.

- **Case 21-02-14 – 9224 Darrow Rd – RIPP City Sign Review – Gil Macias, FASTSIGNS**
 - Gil Macias presented the illuminated RIPP City wall sign. Mounted to the front of the building.
 - Jennifer Frazier confirmed that it is within the allowable size.
 - John Midlik liked the placement of the signage.

Motion – Approve as Submitted:

John Midlik moved and David Marcovitz seconded, upon roll call the motion passed unanimously.

- **Case 21-02-15 – 10574 Ravenna Rd – Quest Sign Review – Gil Macias, FASTSIGNS**
 - The Quest sign facing the road is internally illuminated, mounted right under the roof peak. Gil Macias requested a variance to also place a non-illuminated sign on the back of the building. The back of the building serves as the main entrance with a parking lot.
 - The sign facing the road is rendered at an angle but will be on a flat surface of the building.

The Board is noting:

The Quest sign on the front face of the building must fit appropriately. Approximately 20% smaller.

Motion – Approve as Noted:

Jennifer Frazier moved and John Midlik seconded, upon roll call the motion passed unanimously

Adjournment: As there was no further business before the Board, Marge Gantous moved and John Midlik seconded and the meeting was unanimously adjourned at 7:25 p.m.

Jennifer Frazier, Chairman

Ryan Kennedy, Secretary